



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: May 25, 2005 REPORT NO. HO 05- 086

ATTENTION: Hearing Officer

SUBJECT: SHAHAR RESIDENCE - PROJECT NUMBER: 53173

LOCATION: 8656 Glenwick Lane

APPLICANT: Samuel and Mazal Shahar

SUMMARY

Requested Action - Should the Hearing Officer approve a Coastal Development Permit No. 154134 and Site Development Permit No. 162186 to demolish an existing single-family residence and construct a new one-story, 5,675 square-foot residence with an attached three-car garage at 8656 Glenwick Lane in the SF zone, Coastal Overlay Zone (non-appealable area), Coastal Height Limit and La Jolla Shores Planned District all within the boundaries of the La Jolla Community Plan?

Staff Recommendation -

1. APPROVE Coastal Development Permit No. 154134 and Site Development Permit No. 162186.

Community Planning Group Recommendation - This application was approved by the La Jolla Community Planning Association by a vote of 11-0-1 on February 3, 2005, with no suggested conditions of approval. The La Jolla Shores Planned District Advisory Board considered this item on May 17, 2005 and voted X-X to recommend approval.

Environmental Review - The proposed activity is exempt from CEQA pursuant to Section 15303 (New construction or conversion of small structures) of the State CEQA Guidelines.

BACKGROUND

The subject property is a 14,874 square-foot site subdivided and developed in the late 1960's with a single-family residence within the SF (single-family) zone of the La Jolla Shores Planned District and is also regulated by the Coastal Overlay Zone (non-appealable area), Coastal Height limit and is within the boundaries of the La Jolla Community Plan. The property site is surrounded by similar development within this fully developed neighborhood. The existing site is relatively flat having been totally graded and disturbed previously. The existing residence and on-site improvements are proposed to be demolished in the first step of redeveloping this site.

The applicant is requesting a Coastal Development Permit (site located within the Coastal Overlay Zone) and a Site Development Permit (to meet requirements of the La Jolla Shores Planned District) to construct a new residence on the site.

DISCUSSION

The project being requested proposes the demolition of the existing residence and construction of a new, one-story, 5,675 square-foot residence with an attached three-car garage. Grading consists of the import of 560 cubic yards of earth to raise the pad an average of two-feet over 90% of the lot. A short retaining wall with fencing above will enclose the property and the proposed residence will observe setbacks, lot coverage, Floor Area Ratio, building height and materials usage consistent with specific requirements of the La Jolla Shores Planned District Ordinance and with compatibility requirements and goals of this Ordinance. A swimming pool and spa, bar-be-que island, pool/patio decking, entry fountain and landscaping compliment the residence and complete the development requests.

The La Jolla Community Planning Association has considered the development proposal and has voted to recommend approval of the project with no additional conditions. In addition, the La Jolla Shores Planned District Ordinance (PDO) requires the decision-maker to consider the recommendation of the PDO Advisory Board and the Advisory Board has also recommended approval of the project.

ALTERNATIVES

1. Approve Coastal Development Permit No. 154134 and Site Development Permit No. 162186, with modifications.
2. Deny Coastal Development Permit No. 154134 and Site Development Permit No. 162186, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

Robert Korch, Development Project Manager

Attachments:

1. Aerial Photograph
2. Project Location Map
3. Project Data Sheet
4. Project Plans (Hearing Officer only)
5. Draft Coastal and Site Development Permit with Conditions
6. Draft Coastal and SiteDevelopment Resolution with Findings
7. Community Planning Group Recommendation
8. Ownership Disclosure Statement
9. Project Chronology